

Prep and paint wood soffit, fascia and rafter tails	\$3,500	very high work
Cover exposed wood fascia	\$900	cannot do per heritage preservation code
Replace broken concrete parking pad	\$3,500	estimate based on current service cont. costs
Regrade to eliminate water infiltration in basement	\$400	estimate based on current service cont. costs
Re-flash chimney	\$600	staff estimate
Replace illegal handrail at front steps	\$350	Based on typ. Selby Iron cost
Typical unit prep.	\$ 550.00	PHA staff cost estimate from John Higgs.
subtotal	\$ 47,745.50	
Contingency @10%	\$4,775	
Total	\$ 52,520.05	

This is a 3 bedroom house of approximately 2055 square feet. The house has a full basement, two full floors and a full attic. The cost of maintaining a house of this size as compared to a 3 bedroom rambler or story-and-a-half house is unreasonably high. The shear size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 36 windows. This large number of windows adds to the maintenance and energy costs associated with this house. To further add to the cost of maintaining this house, it is located in the Historic Preservation area of St. Paul.(see Hill area map at <http://www.stpaul.gov/depts/liep/images/histhill.gif>, The PHA is not, therefore, permitted to install such items as maintenance-free vinyl or metal siding, vinyl windows, glass-block windows and other improvements that can save the agency money over the life of the house.

PHA 018506

Saint Paul Public Housing Agency
782 Fuller
Remodel Estimate

Inspection date: 7/12/06

Basement		COST:	COST DETAILS:
Repair spalling walls throughout		\$ 1,345.50	estimate based on similar SS work
Questionable pipe wrap on heating pipes... test and abate		\$750	staff estimate
Replace laundry tub with rusted legs		\$350	estimate based on current service cont. costs
Uninsulated rim joists... remove stone infill and insulate w/ fiberglass		\$1,610	estimate 32 man hours
Replace 5 basement windows with glass block		\$1,250	250 each
Remove dead gas line		\$75	estimate based on current service cont. costs
Landing on stairs to basement: replace 3 x 3 VCT		\$250	estimate based on current service cont. costs
KITCHEN			
Revise poor layout, install new cabinets, sink		\$10,000	estimate based on similar SS kitchen remod. Work
Replace deteriorated lay-in ceiling		\$500	staff estimate
2nd floor stairwell			
Stairwell is very narrow and winds			probably cannot be rebuilt
SW bedroom			
Abate VAT and refinish hardwood floor		\$1,200	abatement \$200, refinish \$1000
NW bedroom			
Abate VAT and refinish hardwood floor		\$1,201	abatement \$200, refinish \$1001
NE bedroom			
Abate VAT and refinish hardwood floor		\$1,200	abatement \$200, refinish \$1000
Bathroom			
Replace cracked VCT		\$500	estimate based on current service cont. costs
Replace fan and ensure venting to exterior		\$900	estimate based on similar SS ex. Fan installations
Front Porch			
Abate VAT floor and install VCT		\$1,500	estimate based on current service cont. costs

PHA 018507

Demolish old wooden storm windows and install 3-tracks (3)	\$600	3 windows
General Interior		
Replace 28 single pane doublehung windows with insulated windows	\$7,000	staff estimate based on similar window replacements
Plaster throughout is cracked and deteriorated....demo and install sheetrock	\$4,500	staff estimate
Antique wood trim throughout is in rough condition....repair/replace in select areas	\$1,000	staff estimate
Prime and paint all interior wall surfaces	\$4,500	estimate based on similar S.S. painting work
Exterior		
All brickwork needs to be repaired and tuckpointed (1460 sf)	\$7,300	staff est. based on 5/sf
Install chain link fencing along east side of back yard	\$1,100	estimate based on current service cont. costs
Remove old pole footing from back yard	\$150	estimate based on current service cont. costs
Sealcoat parking pad	\$300	staff estimate
Replace broken concrete near back door	\$500	estimate based on current service cont. costs
Install new iron handrail at back steps	\$350	estimate based on typ. Costs from Selby Iron
subtotal	\$ 49,931.50	
Contingency @10%	\$4,993	
Total	\$ 54,924.65	

This is a 3 bedroom house of approximately 1696 square feet. The house has a full basement, two full floors and a full attic. The cost of maintaining a house of this size as compared to a 3 bedroom rambler or story-and-a-half house is unreasonably high. The shear size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 28 windows. This large number of windows adds to the maintenance and energy costs associated with this house.

PHA 018508

Saint Paul Public Housing Agency

904 Hague

Remodel Estimate

Inspection date: 7/13/06

Basement**COST: COST DETAILS:**

Remove and rebuild illegal stairs (no headroom)	\$1,200	estimate based on current service contract costs
Install floor leveler to correct uneven and damaged floor	\$1,000	staff estimate
Stairwell		
Replace illegal handrail		
Replace illegal window at stair landing	\$100	estimate based on current service contract costs
		see general interior
KITCHEN		
Replace cabinets	\$3,000	estimate based on similar SS kit. Cab replacements
Demo lay-in ceiling and grid... install sheetrock and replace	\$700	staff estimate
General Interior		
Replace 21 single pane double hung windows with insulated windows	\$5,250	estimate based on similar SS window replacements
Plaster throughout is cracked and deteriorated... demo and install sheetrock	\$3,500	staff estimate
Antique wood trim throughout is in rough condition... repair/replace in select areas	\$1,000	staff estimate
Prime and paint all interior wall surfaces	\$4,000	estimate based on similar SS painting work
Attic		
Install access	\$250	estimate based on current service contract costs
Exterior		
Remove laundry poles and footings from back yd.	\$150	estimate based on current service contract costs
Remove unused and damaged concrete pad from back yd.	\$500	estimate based on current service contract costs
Install legal handrail on steps to city walk.	\$350	estimate based on typ. Cost from Selby Iron
Illegal railing at porch perimeter... replace (45 LF)	\$450	estimate based on current service contract costs
Replace deteriorated T&G fir floor at front porch (24 x 9)	\$2,000	estimate based on current service contract costs
Tuckpoint fieldstone foundation	\$1,200	staff estimate
Rebuild wooden stoop, stairs and handrail at back door	\$500	estimate based on current service contract costs
Completely re-landscape the yard	\$2,000	estimate based on current service contract costs

PHA 018509

Repair exterior siding (20 x 25)	\$900	staff estimate
Install new front porch light	\$250	estimate based on current service contract costs
Sealcoat parking pad	\$300	staff estimate
subtotal	\$27,400	
Contingency @10%	\$2,740	
Total	\$30,140	

This is a 3 bedroom house of approximately 1440 square feet. The house has a full basement, two full floors and a full attic. The cost of maintaining a house of this size as compared to a 3 bedroom rambler or story-and-a-half house is unreasonably high. The shear size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 21 windows. This large number of windows adds to the maintenance and energy costs associated with this house.

PHA 018510

Saint Paul Public Housing Agency
948 Dayton Avenue, MN 1-20
Remodel Estimate

Present: Tim Braun, Tim Angaran

Staff present recommend the following items:

	COST:	COST DETAILS:
Replace settling concrete landscape steps with new. Replace separate concrete entry steps with new.	\$3,600.00	Six feet by 18 inches in width plus three additional risers at 60 inches in width. New iron handrails per code. Based on current service contract rates.
Upgrade landscaping. Correct grade at foundation and install fabric, shrubs and rock. Remove saplings along perimeter cyclone fencing. Treat existing creeping charlie. Remove and dispose of bent clothes line poles.	\$3,000.00	Typical cost paid to landscape service contractor for similar work.
Replace missing gutter downspouts and damaged extensions.	\$200.00	Based on current service contract rates.
Repair entry porch storm screens	\$50.00	PHA maintenance staff repairs.
Spot repair stress cracks in existing exterior stucco surfaces.	\$3,000.00	Budget figure for the repairs to match existing stucco.
Replace window sashes within six existing windows with new Marvin Tilt Pacs	\$2,400.00	Based on recent costs paid for similar scat site window replacement contracts.
Remove and replace existing bitumous driveway/parking pad. Correct grade as needed.	\$4,000.00	Based on recent costs paid for similar scat site driveway replacement contracts.
Repair cyclone fence gates, poles, etc.	\$300.00	Based on current service contract rates.
Patch spalling concrete basement window sills.	\$1,500.00	Budget figure to remove loose material and tie-in new concrete surface.
Replace front entry door and exterior trim. Paint all previously painted interior surfaces. Clean extensive interior woodwork throughout home. Spot stain and varnish as needed. Interior plaster repairs as-needed.	\$700.00	Typical costs paid to carpentry service contractor.
Spot repair loose skim coating over existing limestone foundation. Water intrusion present.	\$4,500.00	Typical costs paid to painting contractors for similar work. Demo, mesh, and two-coat build-up. Apply DryLok over cured surface.
Install interior foundation drain tile and sump basket.	\$5,000.00	Surface cost paid to a utility contractor for tile and sump removal from home out basement window(s.) Estimate when combined with foundation drain tile work above.
Replace entire basement concrete floor with new.	\$10,000.00	
Revise basement stair configuration to meet code and provide safe landing zones. Includes new vinyl stair treads.	\$1,750.00	Budget figure based on current carpentry service contract rates.

PHA 018511

Replace all kitchen cabinets and countertops with new. Re-use existing plumbing fixtures.	\$4,500.00	Typical costs paid for similar work.
Replace all existing kitchen vinyl floor tile with new.	\$850.00	Based on current service contract rates.
Replace worn stove with new.	\$300.00	PHA maintenance staff to provide.
Replace rear storm door weather-strip.	\$50.00	Based on current service contract rates.
Refinish existing wood flooring within living room, dining room, entry, and lengthy staircase to upper level.	\$5,000.00	Typical costs paid to flooring contractor for similar work.
Replace all upper level bedroom carpet with new. Replace soft substrates at bedroom windows.	\$1,600.00	Based on current service contract rates.
Install exhaust fan in bathroom.	\$850.00	Typical costs paid to carpentry and electrical service contractors.
Replace bathroom vinyl floor tile with new ceramic flooring.	\$950.00	Based on current service contract rates.
Replace five upper level interior doors with new.	\$1,000.00	Typical costs paid to carpentry service contractor.
Typical unit prep.	\$550.00	PHA staff cost estimate from John Higgs.
Sub-Total:	\$60,150.00	
Contingency @ 10%:	\$6,000.00	
Total:	\$66,150.00	

Note: Boiler currently in good working order.

This is a 3 bedroom house of approximately 1456 square feet which is 103 years old. The house has a full basement, two floors and a full attic (currently inaccessible). The cost of maintaining a house of this size as compared to a 3 bedroom rambler or story and a half house is unreasonable high. The shear size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. There is no garage on the property requiring tenants to place combustible items, lawn mowers, etc. on the rear lawn in full view of the neighbors.

PHA 018512

Saint Paul Public Housing Agency
 550 S. Robert, 3 BDRM, MN# 1-23
 Year Built: 1953
 Remodel Estimate
 Present : Larry Gurtin, Steve Ahner

Item #	Staff present recommend the following items:	Cost:
1	Patch cracks at rear of house	\$200.00
2	Replace cap block on existing retaining wall, tuckpoint all loose or missing mortar, replace damaged or missing cement blocks with new, replace existing retaining wall along Robert street, remove existing plants as needed along retaining walls.	\$18,200.00
3	Install chain link fence along north and east side of property, high retaining wall to the north and rock cliff to the east. Remove trees as needed	\$2,700.00
4	Repair side walk to the north	\$1,275.00
5	Repair steps to the North	\$1,332.00
6	Remove tile in laundry room and in old shower room (Abate) in basement	\$400.00
7	Replace garage door	\$250.00
8	Install GFI in Garage	\$200.00
9	Paint and patch throughout house including window sills, and tuck under garage	\$2,500.00
10	redash stucco exterior walls	\$3,500.00
11	Remove and replace driveway	\$1,000.00
Sub Total:		\$31,557.00
Contingency @15%		\$4,733.55
Total:		\$36,290.55

The PHA-owned vacant lot adjacent to this house is a liability for the agency. On the north side of the property is a massive retaining wall that is in poor condition and needs to be rebuilt

PHA 018513

Cost Detail:
from previous Sept 2000 est plus 30%
per concrete service contract
per concrete service contract
per service contract

Saint Paul Public Housing Agency
700 Lafond
Remodel Estimate

Inspection Date 7/12/06

Basement

	COST:	COST DETAILS:
Abate VAT from floor (30 x 20)	400	estimate based on current service contact costs
Test and abate lay-in ceiling tiles and grid (12 x 12)	400	staff estimate
Repair rotten window sills (4)	400	estimate based on current service contact costs
Replace old fuse panel box	1900	estimate based on typical costs
stairs are illegal (7" treads) ..rebuild	1500	estimate based on current service contact costs
KITCHEN		
Revise poor layout, install new cabinets, sink	\$7,000	staff estimate based on similar kitchen remod. work
VCT is in poor condition and subfloor is buckeling	\$500	estimate based on current service contact costs
Living room		
Stabalize floor from below	\$250	estimate based on current service contact costs
remove all carpet, sand and refinish floor	\$2,000	estimate based on similar flooring work
(3) Bedrooms		
Remove deteriorated carpet, sand and refinish hardwood floors	\$2,000	estimate based on similar flooring work
Bathroom		
Replace cracked VCT	\$500	estimate based on current service contact costs
Replace bathtub	\$900	estimate based on current service contact costs
Front Porch		
Abate VAT floor and install VCT	\$1,500	estimate based on current service contact costs

PHA 018515

Demolish old wooden storm windows and install 3-tracks	\$600	3 windows
General Interior		
Replace all single pane doublehung windows with insulated windows	\$6,000	staff estimate based on similar window replacements
Plaster throughout is cracked and deteriorated.....demo and install sheetrock	\$4,500	staff estimate
Antique wood trim throughout is in rough condition....repair/replace in select areas	\$1,000	staff estimate
Prime and paint all interior wall surfaces	\$4,500	estimate based on similar painting work
Exterior		
Paint metal siding at south side where faded	\$900	staff estimate 18 man hours
Replace broken 3 track windows (3)	\$300	staff estimate \$200 ea
Replace concrete	\$1,000	estimate based on current service contact costs
rebuild back door wooden stoop and rail	\$500	estimate based on current service contact costs
re-landscape yard		
subtotal	\$ 33,950.00	
Contingency @10%	\$3,395	
Total	\$ 37,345.00	

This is a 3 bedroom house of approximately 1048 square feet. The house has a full basement, two full floors and a full attic. The cost of maintaining a house of this size as compared to a 3 bedroom rambler or story-and-a-half house is unreasonably high. The shear size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 24 windows. This large number of windows adds to the maintenance and energy costs associated with this house.

PHA 018516

Remodel Estimate

Inspection date: 7/14/06

Base		Bath		Attic		Exterior		Interior		Roof	
Description		Description		Description		Description		Description		Description	
Quantity		Quantity		Quantity		Quantity		Quantity		Quantity	
Unit		Unit		Unit		Unit		Unit		Unit	
Cost		Cost		Cost		Cost		Cost		Cost	
1	Install 6 glass block windows and 1 operable	1	Install new ceramic tile at tub surround	1	Install new hand rails at 2 sets of front steps	1	Existing field stone walls at foundation and front porch need to be raked and tucked	1	Replace cabinets	1	Roof appears to have structural issues i.e. dips is several areas
1	Install floor leveler to correct uneven and damaged floor	1	Install new ceiling and grid...install sheetrock and replace	1	Replace 2' x 60' sidewalk at rear	1	Rebuild brick chimney	1	Demo lay-in ceiling and grid...install sheetrock and replace	1	Roof appears to have structural issues i.e. dips is several areas
1		1		1	Sealcoat 18 x 27' asphalt pk. Pad	1	Replace 30 sq ft. conc. At front walk	1		1	Roof appears to have structural issues i.e. dips is several areas
1		1		1	Install 18 x 27' asphalt pk. Pad	1	Replace 2' x 60' sidewalk at rear	1		1	Roof appears to have structural issues i.e. dips is several areas
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Subtotal		\$25,275.00
Contingency @10%		\$2,527.50
Total		\$27,802.50

General Note:

This is a 3 bedroom house of approximately 1594 square feet. The house has a full basement, two full floors and a full attic (currently inaccessible). The cost of maintaining a house of this size as compared to a 3 bedroom Rambler or story-and-a-half house is unreasonable high. The sheer size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 44 windows. This large number of windows adds to the maintenance and energy costs associated with this house.

PHA 018518

Saint Paul Public Housing Agency

1032 Otto

Remodel Estimate

Inspection date: 8/25/06

Basement

COST: COST DETAILS:

Floor is uneven and cracked...relevel	\$3,000.00	staff estimate
All exterior walls are deteriorated, mud over with concrete	\$2,500.00	staff estimate
Areas of structural framing are inadequate for load...reframe for 1st floor	\$7,000.00	staff estimate
Stairwell		
Make corrections to handrail height	\$200.00	based on service contract costs
Downstairs bedroom		
Replace broken door	\$350.00	based on service contract costs
Install rod in closet	\$55.00	based on service contract costs
Upstairs Bedrooms		
Install bifold door on closet in SE bedroom	\$300.00	based on service contract costs
Remove deteriorated carpet throughout and replace with VCT	\$1,825.00	approx 500 sf (remove 950, install 875)
General Interior		
replace all windows with double-glazed	\$7,200.00	24 windows
Sagging of floor in living room on 1st floor...see note for basement		
Bath		
Attic		
Exterior		
The are multiple areas of stucco infill. Dash entire house for consistent finish	\$8,000.00	staff estimate
Multiple cracks in stucco foundation	\$400.00	staff estimate
Trim all trees in close proximity to house	\$350.00	based on service contract costs

PHA 018519

Replace concrete trip hazzard at rear of house	\$1,150.00	15 sf
need sidewalk extension to parking pad		30 sf (see above for minimum mobilization and pour charge)
subtotal	\$32,330.00	
Contingency @10%	\$3,233.00	
Total	\$35,563.00	

General Note:

This is a 4 bedroom house of approximately 1435 square feet. The house was built in 1905, has a full basement, two full floors and a full attic (currently inaccessible). The cost of maintaining a house of this size as compared to a 3 bedroom rambler or story-and-a-half house is unreasonable high. The shear size of this house means that there are increased costs for utilities as well as general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 44 windows. This large number of windows adds to the maintenance and energy costs associated with this house.

PHA 018520

Saint Paul Public Housing Agency
 1115 Rose Ave., 3 BDRM, MN#1-23
 Year Built: 1923
 Remodel Estimate
 Present : Larry Gurtin, Steve Ahner

Item #	Staff present recommend the following items:	Cost:
1	Add seed or sod front yard	\$150.00
2	Redash exterior stucco walls	\$3,000.00
3	clean exterior siding on garage (power wash)	\$500.00
4	Replace concrete garage floor	\$2,400.00
5	Replace retaining wall on East side of property	\$4,500.00
6	Replace support rod at front stair that supports walls	\$170.00
7	Patch concrete steps	\$120.00
8	Paint exterior wood rails	\$100.00
9	Demo basment shower and Lav and toilet , cap off plumbing	\$300.00
10	Install GFI at laundry tub.	\$200.00
11	Demo wood walls and remove carpet in basment	\$1,100.00
12	Drylok all walls.	\$250.00
13	Replace 6 windows in basment with Glass block and vent windows.	\$360.00
14	Replace kitchen cabinets	\$4,000.00
15	Install range hood in kitchen	\$250.00
16	remove existing kitchen window at sink and make window opening smaller to accomadate countertop	\$300.00
17	Remove kitchen floor and install tile.	\$400.00
18	remove carpet in all rooms.	\$200.00
19	Install tile in all rooms	\$875.00
20	Paint and stain throughout house.	\$3,200.00
21	Remove tile in bathroom and retile walls around tub and room	\$2,300.00
22	Replace bathroom door	\$200.00
23	replace closet door in bedroom.	\$200.00
24		
Sub Total:		\$13,835.00

PHA 018521

Cost Detail:
per landscape service contract
per concrete service contract
per landscape service contract
per concrete service contract
per concrete service contract
Per lelectrical service contract
typical pricing for scat
typical pricing for scat
typical pricing for scat
typical pricing for scat
Per flooring service contract
Per flooring service contract
Per flooring service contract
typical painting for unit this size
Per tile service contract

PHA 018522

Saint Paul Public Housing Agency
 1222 Desoto, 3 BDR, MN 1-31
 Year Built: 1956
 Remodel Estimate
 Present : Larry Gurtin, Steve Ahner, John Higgs

Item #	Staff present recommend the following items:	Cost:	Cost Detail:
1	Demo front stoop, install suitable foundation and new stoop.	\$1,100.00	based on concrete service contract
2	Existing Addition to the North is separating from main part of house. Replace sinking foundation and install new wood framed floor.	\$20,000.00	Mobilization, Excavate around addition, jack up and shore addition, remove existing foundation, floor slab and footings, install new wood framed floor, insulate, provide crawl space though existing foundation, backfill, repair stucco, correct minimal damage to interior, install tile floor.
3	Remove and replace sidewalk to the north and sidewalk to basement entry door	\$1,200.00	based on concrete service contract
4	Dash all exterior stucco walls.	\$2,000.00	
5	Paint exposed block foundation walls.	\$200.00	
6	Remove large tree just to the west of the house and remove root system. Remove dead brush along the west property line	\$2,500.00	Based on service contract pricing
7	Clean all gutters.	\$550.00	est cost per John higgs (unit Prep)
8	Regrade back yard for proper drainage and sod	\$15,000.00	based on previous sod and dirt pricing at CAO
9	Install landscape retaining walls on south side of house near basement entry,(erosion control)	\$2,280.00	per landscape service contract
10	Install landscape rock around house and install bushes to control erosion	\$850.00	per landscape service contract
Sub Total:		\$45,680.00	
Contingency @15%		\$6,852.00	

PHA 018523